



Setti D. Warren
Mayor

Newton, Massachusetts Community Preservation Program FUNDING REQUEST

☐

PRE-PROPOSAL

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PROPOSAL

Form last revised January 2013.

For full instructions, see www.newtonma.gov/cpa or contact:

Community Preservation Program Manager,
City of Newton Planning & Development Department, 1000 Commonwealth Ave., Newton, MA 02459
aingerson@newtonma.gov 617.796.1144

(For staff use)
date rec'd:

2:38 pm,
15 November
2013

| | | | | | |
|-------------------------|---|--|--------------|--|--|
| Project TITLE | City Hall Historic Rehabilitation – Access and Acoustic Improvements | | | | With temporary corrections by CPC staff |
| Project LOCATION | Full street address (with zip code), or other precise location. Newton City Hall, 1000 Commonwealth Avenue, Newton, MA 02459 | | | | |
| Project CONTACTS | Name & title or organization | Email | Phone | Mailing address | |
| Project Manager | Theodore J. Callahan Project Manager Public Buildings Dept | tcallahan@newtonma.gov | 617-796-1600 | 52 Elliot Street Newton Highlands, MA 02461 | |
| Other Contacts | Joshua Morse Interim Public Bldgs Commissioner | jmorse@newtonma.gov | 617-796-1600 | 52 Elliot Street Newton Highlands, MA 02461 | |
| Project FUNDING | CPA funds requested: \$670,000 | Other funds to be used: \$80,000 CDBG | | Total project cost: \$750,000 | |
| Project SUMMARY | Explain the project's community benefits, including those that make the project CPA-eligible, and why CPA funds are needed. You may provide more information in attachments, but your SUMMARY MUST FIT IN THIS SPACE. | | | | |

This project proposes rehabilitation and improvements to historically significant spaces within City Hall, a major historical City building. The goal of this work is to comprehensively improve access to both the War Memorial Auditorium and the Aldermanic Chamber in order to optimize the use and function of both spaces. The work is to be performed in a manner that protects and maintains the historic building material and significant features while providing for efficient contemporary use.

The overall project as proposed is to be developed in two Phases. Phase One as proposed will contain two tasks designated 1a and 1b. Phase 1a will address acoustics in the War Memorial Auditorium and the Aldermanic Chamber. Acoustics is an ongoing issue for public meetings and public events in both of these spaces. Phase 1a has developed sensitive solutions that respect the historic building fabric and provides proper accommodations for the hearing challenged and the range of activities that take place in these spaces. Acoustic engineering specialists will address the placement of proposed acoustical absorbent materials that will be located to meet their intended function while maintaining the historical integrity of the classical architecture within each space.

Phase 1b will address physical accessibility to the War Memorial Auditorium from the first floor entry level. Presently, access to the space is currently served by a ramp that does not meet the requirements of the accessibility code. The ramp is located between the Chamber and the Auditorium at the second floor level. The intent of this proposal was to find a solution that complies with accessibility requirements in an appropriate and historically sensitive way. The elevator will have three separated stops with the entry level designated at the first floor. Although its primary purpose is to serve the War Memorial Hall at the second floor the elevator will also serve the basement level.

Although the work of Phase 2 is not to be included in this proposal it remains an important part of the overall accessibility program initiated in Phase One. Phase Two will address the restoration of the exterior War Memorial stairs at the west side entry portico. It will also contain provisions for a feasibility study to review code required accessibility upgrades such as a more convenient entrance to the War Memorial that would be in close proximity to the elevator proposed in Phase One. Phase 2 will be brought forward as a separate proposal later in 2014.

| Project TITLE | | City Hall Veteran's Wing - Access and Acoustic Improvements | | | |
|--|--|---|------------------|--|----------------------------------|
| USE of CPA FUNDS | HISTORIC RESOURCES | OPEN SPACE | or | RECREATION LAND | COMMUNITY HOUSING |
| Check all that apply. | acquire | | | | Contact staff for separate form. |
| | create | not allowed | | | |
| | preserve | | | | |
| | rehabilitate/restore | X | | | |
| COMMUNITY NEEDS | Cite 1 or more recognized community needs this project will address from at least 2 community plans listed on the <i>Guidelines & Forms</i> page of www.newtonma.gov/cpa , (give plan title, year, pages & a brief quote). City of Newton FY2014-FY2018 Five-Year Capital Improvement Plan and 20-Year Projection , October 15, 2012 - City Hall Elevator and Access Improvements – Priority 154 - City Hall Chamber Improvements – Priority 164 - City Hall Memorial Steps – Priority 166 - City Hall War Memorial Auditorium Improvements – Priority 260 City of Newton Historic Building Assessment , May 1, 2012 | | | | |
| COMMUNITY CONTACTS | List 3 Newton residents or organizations that can comment on the project and its manager's qualifications. No more than 1 of these contacts should be a Board member, supervisor, employee or current work colleague of the project manager. Formal letters of support may also be attached but are not required. | | | | |
| Name & title or organization | | Email | Phone | Mailing address | |
| Larry Bauer Architect, Solomon Bauer | | lbauer@solomonbauer.com | 617-924-8200 | 42 Eliot Memorial Road Newton, MA 02458 | |
| Massachusetts Historical Commission | | | | | |
| Jay Walter, AIA Entasis Architects PC Director- Newton Eco-project | | entasis@rcn.com | 617 527-8383 | | |
| David Olson City Clerk, City of Newton | | dolson@newtonma.gov | 617-796-1200 | 1000 Commonwealth Ave., Newton, MA 02459 | |
| Girad A. Plante Co-Chair Committee on Disability | | robpcaruso@yahoo.com | | | |
| Massachusetts Architectural Access Board | | | | | |
| City of Newton Historical Commission | | | | | |
| NON-CPA FUNDING | Source of funds | | Amount requested | Date of funding decision (confirmed or expected) | |
| Community Development Block Grant (CDBG) for lift/elevator | | | \$80,000 | Confirmed 9/2012 | |

You may adjust the space for each question, but the combined answers to all questions on this page must fit on this page of your project. Full proposals must also include a full, detailed budget in addition to this page.

| Project TITLE | | City Hall Veteran's Wing - Access and Acoustic Improvements | |
|--|--|---|-------------------------|
| Project BUDGET | USES of Funds (major expense categories) | SOURCES of Funds (CPA & others) | |
| CAPITAL/DEVELOPMENT COSTS | | | |
| Acoustic Consultant – Model/Evaluation of Chamber and Auditorium | \$ 6,600 | CDBG | \$6,600 |
| Architect – Feasibility of Lift/Elevator | \$ 28,500 | CDBG | \$28,500 |
| Architect – Final Design for Elevator | \$ 44,900 | CDBG | \$ 44,900 |
| Architect- Final Design for Elevator | \$38,900 | CPA | \$38,900 |
| Construction of Lift/Elevator | \$ 463,000 | CPA | \$ 463,000 |
| Acoustic Treatment and installation | \$80,000 | CPA | \$ 80,0000 |
| Project Costs and Equipment | \$50,000 | CPA | \$50,000 |
| Contingency | \$ 70,000 | CPA | \$ 70,000 |
| TOTAL | \$ 781,900 | TOTAL | \$781,900 |
| ANNUAL OPERATIONS & MAINTENANCE (cannot use CPA funds) | \$ 000 | City of Newton | \$4,000 |
| TOTAL | \$ 0 | TOTAL | \$4,000 |
| Project TIMELINE | | | |
| Phase or Task | Phase no. | Notes (required fundraising, | Season & Year |
| Lift/Elevator Feasibility | 1b | | Spring /Summer 2013 |
| Acoustic Evaluation and Design | 1a | | Spring/Summer 2013 |
| Revised Acoustic Evaluation and Design | 1a | | Fall/Winter 2013/2014 |
| Lift/Elevator Final Design | 1b | | Fall/Winter 2013/2014 |
| ADA and Mass Architectural Access Review | 1a/b | | Fall/Winter 2013/2014 |
| Newton Historic Review and Mass Historic Submission | 1a/1b | | Fall /Winter 2013/2014 |
| Acoustical Phase/Elevator Construction Combined Documents - Bidding/ Procurement | 1a/1b | | Winter/Spring 2013/2014 |
| General Contract Awarded | 1a/1b | | Late Spring 2014 |
| Construction Begins | 1a/1b | | Early Summer 2014 |
| | | | |
| | | | |

Attachments NOT required for this proposal have been ~~greyed-out~~ below by CPC staff.

| Project TITLE | City Hall Historic Rehabilitation – Access and Acoustic Improvements | | | |
|--|--|---|---|--|
| Completed by CPC staff to match information submitted. | | | | |
| Check here if included ↓ | | Attachment Title & Description | | |
| REQUIRED for all proposals | ✓ | PHOTOS | of existing site or resource conditions (2-3 photos may be enough) | |
| | | MAP | of site in relation to nearest major roads (omit if project has no site) | |
| | | PROJECT FINANCES printed and as computer spreadsheets, with both uses & sources of funds | | |
| | ✓ | development pro forma/capital budget: include total cost, hard vs. soft costs and contingencies, and project management – amount and cost of time from contractors or staff (in-kind contributions by existing staff must also be costed) | | |
| | not yet submitted | 10-year annual operating & maintenance budget (CPA funds may not be used here) | | |
| | only Newton CDBG funds | non-CPA funding: commitment letters, letters of inquiry to other funders, fundraising plans, etc., including both cash and est. dollar value of in-kind contributions | | |
| | | purchasing of goods & services: short email or letter summarizing sponsor’s understanding of applicable statutes (MGL ch. 30, 30B and/or 149) and City policies | | |
| | | SPONSOR FINANCES & QUALIFICATIONS | | |
| | not yet submitted | for sponsoring department or organization, most recent annual operating budget (revenue & expenses) & financial statement (assets & liabilities); each must include both public (City) and private resources (“friends” organizations, fundraising, etc.) | | |
| ✓ | for project manager: relevant training & track record of managing similar projects | | | |
| OPTIONAL for all proposals | not yet submitted | LETTERS of SUPPORT | from Newton residents, organizations, or businesses | |
| REQUIRED for all proposals that involve City govt., including real estate acquisitions | partial submission | CAPITAL IMPROVEMENT PLAN | | |
| | current listing/ranking & risk factors for this project | Risk factors not yet submitted. | | |
| | ✓ | COVER LETTER | from head of City department, board or commission confirming: current custody, or willingness to accept custody, of the resource and commitment of staff time for project management | |
| REQUIRED for all historic resources proposals | ✓ | HISTORIC SIGNIFICANCE | see separate instructions for 3 required attachments analyzing significance and showing how project meets national preservation standards | |
| REQUIRED for all proposals involving real estate acquisition, construction or improvements | SITE CONTROL, VALUE & DEED RESTRICTIONS | | | |
| | | legally binding option, purchase & sale agreement or deed | | |
| | | appraisal by an independent, certified real estate appraiser (the CPC may also commission its own, separate appraisal) | | |
| | | owner’s agreement to a permanent deed restriction (for affordability, historic preservation or land conservation) | | |
| | ZONING & PERMITTING | | | |
| | | short email confirmation of review by the Development Review Team (DRT) | | |
| | | brief property history: at least the last 30 years of ownership & use | | |
| | | environmental mitigation plans (incl. lead paint, asbestos, underground tanks) | | |
| | | zoning relief and permits required (incl. parking waivers, demolition or building permits, comprehensive permit or special permit) | | |
| | Consult staff to confirm requirements for each project. | in progress | other approvals required (Newton Conservation Commission, Newton Historical Commission, Newton Commission on Disabilities, Massachusetts Historical Commission, Massachusetts Architectural Access Board, etc.) | |
| | DESIGN & CONSTRUCTION | | | |
| | ✓ | professional design & cost estimates: include site plan, floor plans & elevations | | |
| | ✓ | materials & finishes; highlight “green” or sustainable features & materials | | |

PHOTOS

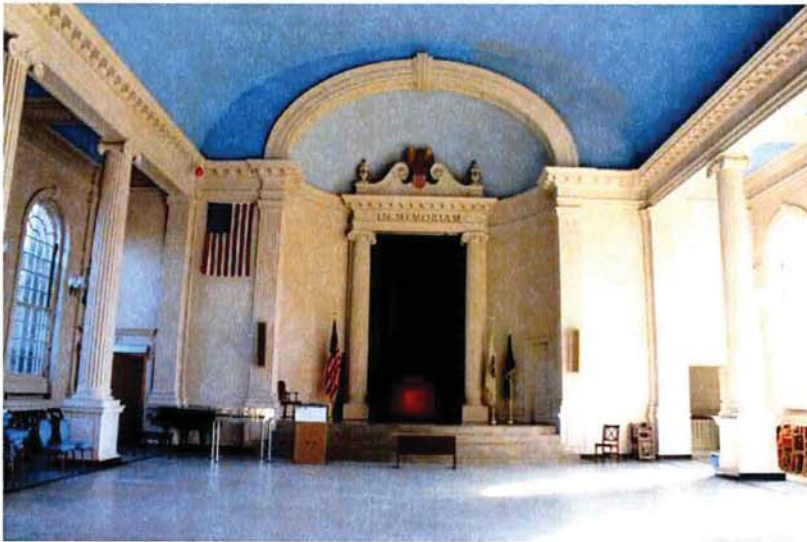


Figure 1: view of Memorial Hall, looking east. The light blue half-dome was originally painted with gold stars.



Figure 2: view of Aldermanic Chamber, looking west

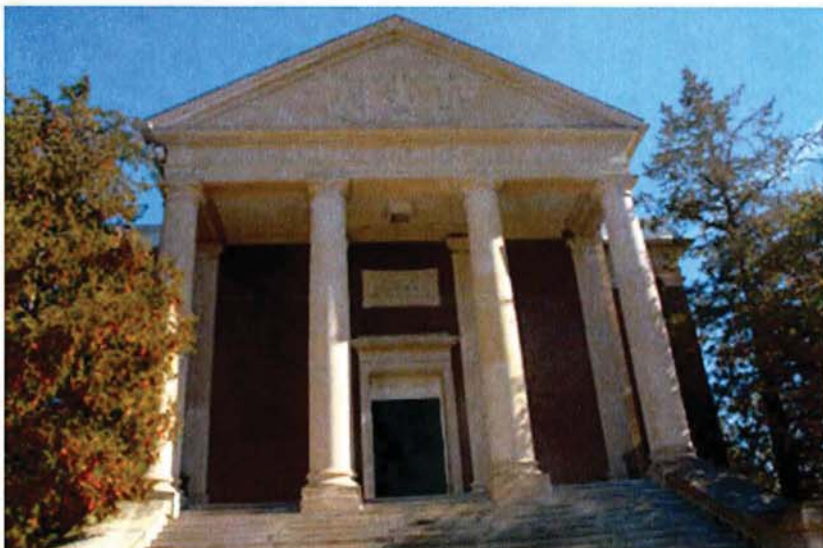


Figure 3: Portico at the main entrance to the War Memorial.

Newton, Massachusetts Community Preservation Program
Funding Request Proposal for City Hall Rehabilitation
Access and Acoustic Improvements

Project Manager Qualifications

Name : Theodore J. Callahan

Reg. Data: Registered Architect – Mass No 7729

Experience: Over 40 years of experience in the Architectural/Engineering field

Relative Exp: Projects by contract with National Park Service HABS program.
Project Architect for the reclamation of the Great Point Light on Nantucket. The original was destroyed in a storm in 1983.
Project Architect for the Thoreau Archives Center.
Project to strengthen the steeple of the St. George R.C. Church. Formerly in Norwood, Mass.

Education: Many courses at Northeastern University and at the Boston Architectural College.
Graduated with Honors from the Boston Museum School
Master Diploma for the Boston Museum School - Invitational Program for Painting.



Setti D. Warren
Mayor

PUBLIC BUILDINGS DEPARTMENT

Joshua R. Morse, Commissioner

Telephone (617) 796-1600

FAX (617) 796-1601

TTY: (617) 796-1089

52 ELLIOT STREET

NEWTON HIGHLANDS, MA 02461-1605

November 14, 2013

Re: Commitment of Staff Time for Project Management Services

Dear Community Preservation Committee Chair:

The Public Buildings Department accepts full custody of this project and will partner with the Newton City Hall War Memorial administrative staff to successfully execute the program deliverables, as set forth in the project plan and architectural documents. The department now has the resources and staff to commit the necessary time to shepherd this project toward completion.

Sincerely,

Joshua R. Morse
Public Building Commissioner

C.C. Adam Gilmore, Director of Project Management

Newton, Massachusetts Community Preservation Program
Funding Request Proposal for City Hall Rehabilitation
Access and Acoustic Improvements

Attachment 1

Part I – Analysis of Historical Significance

Building History

The Newton City Hall and War Memorial is a monumental building in the Georgian Revival style designed by the firm of Allen & Collens. The building is set within a park designed by the Olmsted Brothers landscape architects. Its present location is a triangular site in Newton Center, acquired in 1927, accepted by virtue of being the geographic center of the town and what was imagined to become the center of population. The building was dedicated as the Newton City Hall and War Memorial and it is individually listed on the National Register of Historic Places (1990). It is significant both historically and architecturally and still functions as originally intended. It possesses integrity of location, design, setting, materials, workmanship, feeling and association. Its construction in the early 1930s is a significant reflection of Newton's civic pride and growth.

The historical significance of the Newton City Hall becomes a study relationship of what was important to ancient builders with the design of their great construction projects. Their accomplishments were well understood when the City of Newton, in 1931, decided to undertake the construction of this great building. That year was part of a troubled era with memories of a devastating world war recently ended, only to be followed by the Great Depression that was to severely test the mettle of all citizens. With their resolve and livelihood so tested but motivated with a sustaining pride in the determination that the Fallen of the Great War should not be forgotten, the Aldermen voted to petition the Legislature to give the City the authority to borrow outside the debt limit to finance the building. The Mayor justified this expenditure for construction during the Depression as a way to employ Newton residents.

It is a testament to efforts of the original visionaries in 1931/1932 in constructing this great building that their concept of the dignity of their purpose was in harmony with their close attention to the historical precepts for the classical order most admired in historical architecture. The functional plan addresses the needs for administration of a great city with accommodations for two different facilities for public forums. One is designated as the Aldermanic Chamber for the deliberations of elected officials with the other to serve for public assemblies as the War Memorial Hall. The latter two facilities shall be the focus for this project.

The primary purpose of the project is to render the War Memorial totally accessible to all. The proposed elevator shall allow for unimpeded access to the Hall and allow physically challenged folks there right to attend public forums and be heard. The acoustical improvements designed to be installed in both the Aldermanic Chamber and the War Memorial Hall will ensure that the discussions can be heard by all. The improvements shall be installed in ways that will be in total sympathy with maintaining the integrity of the original décor. A summary of the more prominent features will be found in Attachment II.

Newton, Massachusetts Community Preservation Program
Funding Request Proposal for City Hall Rehabilitation
Access and Acoustic Improvements

Attachment II
See Below for Capital Improvement Ranking

Description of Historical Significant Features of the War Memorial Hall and the Aldermanic Chamber

The Aldermanic Chamber and the War Memorial Auditorium are both prominent architecturally and are historically significant for the exercise of freedom of speech so cherished in our great country. The Aldermanic Chamber is most reminiscent of the majesty of the early Greek temples with coffered ceilings framed by a decorative frieze supported on classical fluted columns and pilasters. Arched windows, in the colonial tradition, allow daylight to flood into the space are fixed in both chambers. The War Memorial Auditorium's greatest feature is the Barrel Vault ceiling beneath which is the main seating area. Aisles at either side are defined by colonnades of fluted columns of the Ionic order that support the barrel vault ceiling. Symmetry of balanced design establishes a direction in the space with two great arches anchoring the east and west ends of the Hall. At the east end a raised stage framed within a hemispheric domed apse defined by an arch that suggests a proscenium. The west end or entry side is dominated by a floating gallery framed by a second but slightly small arch.

The work as proposed is to comprehensively improve acoustics to both the War Memorial Auditorium and the Aldermanic Chamber and accessibility compliance for War Memorial Hall. The work will favorably improve the use and function of both spaces. The work will be conducted with great sensitivity as it is to be performed in a manner that protects and maintains the historic elan of significant features while providing for efficient contemporary use.

Note that the Capital Improvement Ranking for War Memorial Accessibility is No. 59

Capital Improvement ranking for Acoustical Improvements Aldermanic Chamber No. 121

Capital Improvement Ranking for Phase 2 work to repair War Memorial steps is No. 123

Capital Improvement Ranking for Acoustical Improvements War Memorial Hall is No. 215

Specific instances of Interior Visual Character for each of the subject facilities are as follows:

City Hall –Aldermanic Chamber

- Ceiling- Coffered with acoustic tiles added. Decorative panels on the beams.
- Walls- pilasters between windows; frieze with triglyphs. In the space remaining the walls have panels defined and are painted, originally pale red. At west wall, recess defined with pilasters and two columns.
- Windows – tall, arched operable sash type window.
- Floor – was upgraded to Burma teak-wood in a herringbone pattern.
- Four multi-armed chandeliers, centered in the ceiling coffers.

Memorial Building-Memorial Hall

- Barrel-vaulted, symmetrical space; Ionic colonnade, side aisles; west balcony with solid paneled wood guard rail.
- Half-dome ceiling of apse originally had gold stars painted on the field of light blue.
- Walls- flat plaster surfaces, wainscot, chair rail; two cornices
- Original lighting concealed within vault springline; chandelier centered on each window

Newton, Massachusetts Community Preservation Program
Funding Request Proposal for City Hall Rehabilitation
Access and Acoustic Improvements

Attachment III

Summary & Justification of Proposed Treatment

The initial phase will feature two main tasks. The first shall be to address physical accessibility that is required by law. A proposed elevator will access the War Memorial Auditorium that is currently served by a non-compliant ramp between the Aldermanic Chamber and the Auditorium. The intent of the design is to provide a solution that complies with accessibility requirements in an appropriate and historically sensitive way. The proposed elevator will serve three floors. The initial entry level will be at the first floor which is accessible through corridors from the main building. A more convenient location could be achieved at the first floor entry which is located at the floor below the traditional entry point to the War Memorial. A suggested solution shall be proposed as a part of Phase Two. The elevator as designed will travel to the Hall at the second floor and to the basement level rendering both levels fully accessible and convenient to all. Its location has been carefully studied to ensure absolute minimum changes to any historical architectural features.

The second task will be to improve the acoustical properties available in both the Aldermanic Chamber and the War Memorial Hall. Acoustics is an ongoing issue for public meetings and public events in both of these spaces. The project seeks to improve the situation that shall respect the historic architectural fabric. While addressing the challenge of providing proper accommodation for the hearing impaired and the range of activities that take place in these spaces

Phase 2 will address restoration of the War Memorial Stairs as a separate proposal. Further it will be suggested that the proposal should include provisions for a feasibility study to review code required accessibility upgrades such as a more convenient exterior entrance to the War Memorial that would be in close proximity to the elevator proposed in Phase One. The location is to be at the south side of the building with its easy access to the new elevator and the existing parking areas nearby. Phase 2 will be brought forward as a separate proposal later in 2014.